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Program Evaluation

The program has made considerable progress toward meeting its priority goals. These goals are constantly evaluated to maintain the highest standards possible in providing public benefits.

Housing

Accomplishments:

- ◆ 20 homeowner rehabilitation (**HUD activities 448 and 485-CDBG**) and 1 reconstruction activity (**HUD activity 518, HOME**) were completed using CDBG and HOME funds. The goal was 20 for both HOME and CDBG programs, including HOME reconstruction (high priority). Four reconstruction activities were started: (**HUD activities 533,534,536,and 537, HOME**)
- ◆ 24 households received down payment assistance to purchase homes, with CDBG/HOME funds (medium priority) with a goal of assisting 15 households, all HOME funds.
- ◆ Although no specific goal was outlined in the 2004 Consolidated Action Plan for financial assistance to developers, the 2000-04 5-Year Consolidated Plans' goal is to provide technical assistance to one developer each year to encourage new construction of owner occupied homes. Continued assistance has been provided to private developers in the Cedar Crest subdivision. Cedar Crest has 38 homes built, with a goal of 38 single-family homes, (high priority). Community Development staff assisted Bryan Housing Authority by providing access to home buyer seminars, and reviewed their 5-Year Plan and Annual Plan for consistency with the City's 5-Year Consolidated Plan.
- ◆ Last year Habitat built and sold fourteen affordable homes for very low-income families, approved nineteen (19) families for homeownership (high priority). They had 28,000 volunteer hours. The City provided technical assistance.
- ◆ The City, through the Homeless Coalition Committee, worked with housing agencies and providers to develop a continuum of care plan for the homeless (high priority). During the months of October 1, 2004 through September 30, 2005 the Coalition held 5 at large meetings with additional meetings scheduled every other month for committee meetings. The City also provided technical assistance to the Continuum of Care grant applications.
- ◆ City staff provided technical assistance through offering opportunities for homebuyer counseling through seminars and one-on-one counseling to over 250 individuals. The City assisted Twin City Mission in their renewals for HOME funds; these activities provided 108 housing coupons for special need clients in the community (medium priority).
- ◆ A CHDO project, **Elder-Aid, (HUD activity 516)** was completed construction on one new home for the elderly (medium priority), with a goal of one housing unit completed. A new CHDO activity (**HUD activity 516**) was started/

- ◆ The City through the Consolidated Action Planning process, developed its 2005-09 5 Year Consolidated Plan and continues to develop housing need assessments through surveys, public hearings, consultations and other available information such as participation in Compass, a seven county needs assessment in collaboration with United Way, the Brazos Valley Council of Governments and other identified resources in the community.
- ◆ Provided technical assistance to agencies that provide housing and supportive services to special needs population such as MHMR, Twin City Mission, The Haven, Brazos Valley Council of Governments, etc. through the efforts of the Brazos Valley Homeless Coalition and other identified committees.

Next Priorities:

- ◆ Continue plans to rehabilitate owner occupied homes for low to moderate-income families with a goal of 15 units.
- ◆ Continue to work with developers to assist in quality homes being built in the Amberly Subdivision and other subdivisions with a goal of one unit.
- ◆ Re-evaluate applicant eligibility requirements for housing programs.
- ◆ Assist agencies again in their applications for the HUD SUPERNOFA HOMELESS Grant or similar federal grants and/or foundations.
- ◆ Continue to provide down payment assistance to first time homebuyers through counseling, down payment closing costs, and rehabilitation including on-site seminars when applicable with a goal of 15.
- ◆ Continue to acquire lots for housing agencies and/or developers to assist in accommodating future affordable housing with a goal of 2 units.
- ◆ Provide public hearings and open meetings to continue to re-examine barriers to affordable housing and to evaluate CDBG and HOME programs.
- ◆ Continue with the new CHDO project with Elder-Aid, which will provide homes for elderly citizens with a goal of one housing unit.
- ◆ Continue to work with organizations, which provide housing and supportive services to special needs populations.

Public Facilities and Code Enforcement

Accomplishments:

- ◆ Re-allocation of funds from a prior year's **Castle Heights Community HUD activities 98 and 100** (\$14,965.72) and **Girls Scouts Parking Lot Expansion, HUD activity 333** (\$9,000) after being determined completed projects were in non-compliance with a national objective, to the La Salle debt repayment activity. This was done through the City's Citizen's Plan and approved by HUD.
- ◆ Recaptured Funds from a 1998 HEFTI activity were allocated to the **Fire Flow Capacity activity (HUD activity 476)**. This activity increases the water flow to fire hydrants in two low to moderate income areas. Funds were allocated, submitted and received approval from HUD to revise the 2003 CAP in the prior program year. Funds spent were \$75,000.

- ◆ **Crestview Retirement Community, (HUD activity 447)**, received prior year payables of \$3,484.00 for a dry food storage unit (high priority), prior year activity.
- ◆ **Junction 5-0-5 Renovation activity, (HUD # 451)**, originally funded for \$15,500 received \$7,748.00 from the public facility contingency fund and is 100% complete. The agency also received a prior year payable of \$826.80. This agency provides adults with diverse abilities and exceptional needs by providing employments opportunities that optimize the strength of each individual (medium priority).
- ◆ **Junction 5-0-5 Interior Renovation activity, (HUD #488)** received 25,285.86 to complete interior rehabilitation, which included reinforcing and stabilizing the main building, repairing interior drywall, and building a storage closet (medium priority).
- ◆ **The Consolidated Health Care Facility, (HUD activity 492)** received \$157,836.50 for debt repayment. The facility continues to operate with the administrative assistance of the Bryan College Station Community Health Center Coalition. This Center was funded with a Section 108 loan of \$1.2 million and over \$900,000 in private donations. This facility implemented strategies for the collaboration of shared space, changes in providers, management and administrative issues (high priority). The City continues to monitor the Health Facility for compliance with HUD regulations as well as serve as a technical advisor for the Coalition. This Coalition, with members of each entity, both Bryan and College Station, provides administrative guidelines to incorporate needed HUD compliance, an evaluation process, and develop policies to aid in reducing duplication of services and increase access to services for low to moderate income citizens. Within the last fiscal year the community center served approximately 19,632 unduplicated clients.
- ◆ **The Bryan Housing Authority, (HUD activity 386)**, a public facility improvement to a recreational area, (low priority) was bid out by the Housing Authority, but not under construction at the end of the program year. The goal was one public facility activity.
- ◆ **The Sidewalk activity, (HUD # 97)**, for the Downtown area (low priority) did not have any expenditures. This project was temporarily stopped and will be re-bid in the next program year to utilize the remaining funds.
- ◆ Provided funds for administrative cost, including salary and benefits for the Neighborhood Preservation Coordinator Position, **HUD activity 487**, (low priority). This position supervises neighborhood clean-ups, enforcement of code violations, clearance of unsafe lots, and public education to preserve and enhance neighborhoods (low priority). The CAP goal of 10 was exceeded by providing these services: 2,006 site visits for all potential violations, which identified 187 junked vehicles, 45 abandoned vehicles, 5 fence violations, 72 open storage violations, 6 dangerous buildings 398 weed and grass violations, 846 house number violations, and 5 trailer parking violations, 154 right of way mowing, 5 trash and litter, 1 unsanitary building, 72 open storage, 4 fence requirements, 106 parking on property illegally. These actions were taken: 1,558 cases were filed and 2588 re-inspections were done. Results of these actions are: 191 junk vehicles

- towed, 36 abandoned vehicles towed, 37 citations given and 11 court hearings. The Neighborhood Preservation Coordinator also attending habitat housing meetings, neighborhood meetings held in conjunction with Bryan Police Department, Brazos Beautiful banquet, CDAC meetings, building standard meetings and an environmental health conference.
- ◆ Provided technical assistance to Twin City Mission and MHMR who provided housing and supportive services to special needs populations including the homeless.
 - ◆ The City, through its 2005-09 Consolidated Action Planning Process, completed needs assessments for the non-housing section of the 5 year plan and the action plan, monthly community meetings, public hearings, on site consultations and interviews and questionnaires.
 - ◆ Provided technical assistance to one LIHTC complex, **Forest Park Apartments**, with a goal of one annually (low priority), and expended funds for **Sewer Extension, (HUD activity 452)** for \$2,000. This complex served 103 households.
 - ◆ Provided assistance to 7 sweat equity projects, with a goal of 4 annually (high priority) to rehabilitate housing for the elderly.
 - ◆ Reviewed the Bryan Housing Authority's 5-Year Plan and Annual Plan for consistency with the City's 5-Year Plan.
 - ◆ Provided funds to the **City's Parks and Recreation Department, Restroom Renovations (HUD activity 502)** for \$5,792.26, which assisted in renovating existing restrooms in Sadie Thomas, Scurry, Castle Heights, Astin, Williamson, Travis, and Henderson Parks to allow the restrooms to stay open year round (medium priority).
 - ◆ Provided \$21,452.52 to **North Bryan Community Center, (HUD activity 453)** to complete the Computer Center Room. The expansion will allow the Center to assist in increasing literacy, improving performance in school and help prepare clients for higher education. The agency served 412 unduplicated clients during the year (high priority)
 - ◆ Provided \$27,343.19 to the **Boys and Girls Club, Playground Project, (HUD activity 489)**. This playground meets all national/state/city requirements for installation and maintenance and can accommodate 50-60 children. The agency served 750 unduplicated clients during the year (high priority).
 - ◆ Provided \$9,756 to **MHMR of the Brazos Valley, Sidewalk Project, (HUD activity 491)** for repairs of sidewalks located in the front of the building and replaced one section of the driveway. This agency provides a group home environment for adults with a diagnosis of mental retardation and physical disabilities. The group home served 8 unduplicated clients during the contract year (high priority).
 - ◆ Provided \$20,000 to **Project Unity Community Center, Garage Project, and (HUD activity 490)** which provided partial funding for the construction of enclosing the garage, and installing new commercial usage floors in other parts of the Center. The Community Center has a defined service boundary area (high priority).

Next Priorities:

- ◆ Continue working with the implementation of the Sidewalk Project for the improvement of sidewalks for the downtown area, allowing ADA accessibility and safety for all citizens (low priority).
- ◆ Provide public facility funds for a roof repair for the Brazos Food Bank (high priority).
- ◆ Continue providing support and public facility funds (02/03) to the Bryan Housing Authority for parks improvements at a neighborhood park located in a low to moderate-income area (low priority).
- ◆ Continue with the monitoring of the Consolidated Health Care Facility and make debt service repayments on the Section 108 Loan (high priority).
- ◆ Continue monitoring the Project Unity Community Center, which is located in a low to moderate-income area, with a defined service boundary area (high priority).
- ◆ Continue with providing technical assistance on infrastructure to developers to increase and improvement quality of life in low to moderate- income areas (medium priority).
- ◆ Provide public hearings and open meetings to continue to re-examine barriers to affordable housing and to evaluate CDBG and HOME programs.
- ◆ Implement updated and/or revised priorities from the 5- Year Consolidated Plan.
- ◆ Provide public hearings and public meetings to continue to re-examine barriers to affordable housing and to evaluate CDBG and HOME programs.
- ◆ Continue providing technical assistance to non-profit agencies that provide needed health and human services in the community.

Economic Development

Accomplishments:

- ◆ Over 50 people attending workshops, seminars and individual counseling on Community Development loan programs and other local economic assistance programs such as the Brazos Valley Council of Governments to assist business owners in eligible loan projects, and the small business development office (high priority).
- ◆ Counseled over 1 individual who requested information on the loan programs (high priority).
- ◆ Continued through the Section 108 Horizon loan to provide 9 jobs to low to moderate-income individuals.
- ◆ Retained 20 jobs (10 FT and 10 PT) for the La Salle Hotel, for low to moderate-income individuals (high priority), with an annual goal of 30 jobs created and retained for the section 108 loan.
- ◆ Provided technical assistance to Downtown business owners with improvements to their buildings.
- ◆ Provided project management of the LaSalle Hotel, a completed Section 108 activity, a joint effort by Community Development and other City departments. In addition, provided funds (general funds and CDBG funds) for debt repayment of the Section 108-debt payments for the LaSalle for the year.

- ◆ Continued to train staff by attending Economic Development seminars and workshops.
- ◆ Dissolved the City's revolving loan program (high priority), but continued to offer economic development activities including loans.
- ◆ The City, through its 5-Year Consolidated Planning process and Consolidated Annual Plan (CAP), continues with needs assessments from consultations, public hearings, public meetings, and other available information.

Next Priorities:

- ◆ Continue with staff project management of the LaSalle Hotel and related development of the adjacent block (high priority).
- ◆ Continue with marketing strategy to provide information on economic development activities loan programs (medium priority).
- ◆ Continue to work with other City Departments to develop strategy for the Downtown area to assist in Economic Development (medium priority).
- ◆ Continue to provide partial debt service payment on the LaSalle Section 108 debt re-payment.
- ◆ Provide technical assistance or funding to downtown business owners through the façade program and other available resources, with building improvements (medium priority).
- ◆ Continue to train staff by providing Economic Development training through seminars and workshops (high priority).
- ◆ Continue to provide technical assistance to other entities that provide counseling to potential business owners and existing business owners to begin or improve their businesses (medium priority).

Public Services

- ◆ Applied for and received an Emergency Shelter Grant through the State of Texas for program operations which was subcontracted to Twin City Mission. Provided monitoring for the contract.
- ◆ Provided technical assistance to three agencies (Phoebe's Home, Scotty's House and Rape Crisis Center) who provide a crime awareness /prevention program with a goal of three each year (high priority).
- ◆ Provided for the funding of 21 programs in collaboration with the City of College Station and funded 16 programs, with a goal of 12 programs. A goal of three agencies should provide youth services, while 9 of the funded agencies served primarily youth and a goal of 3 agencies will provide services to victims of abuse over a 5 year period, with 2 agencies being funded this year that provide services to victims of abuse.

These public service agencies were funded (Bryan) this fiscal year:

- ◆ **Bryan Parks and Recreation Neal Recreation Program, (HUD activity 494)** received \$4,702.26, drawn on IDIS for salaries of sports referees, program supplies and swimming program supplies. The recreation program served 192 unduplicated clients during the contract year.
- ◆ **Bryan Parks and Recreation, Summer Camp (HUD activity 4495)** received \$36,765.28 drawn on IDIS. Funds provided eligible operating expenses for a summer recreational camp for low to moderate-income children. This program, offered in five Bryan parks located in low to moderate-income neighborhoods, provided educational, social, and recreational activities to 700 unduplicated clients.
- ◆ **Boys and Girls Club, Goals for Growth Program, (HUD activity 496)** received \$3,563 for eligible operating expenses including partial salaries for the Career & Education Program Manager, Unit Director, insurance benefits, FICA, field trips, career based(\$600),required supplies for Achievement Board, Recognition Lunch (food, awards, decorations-\$800), arts and craft supplies and mileage (Central Unit to Lincoln Center). The program serves 8-12 year youth in a small group club environment to foster goal setting skills by providing an opportunity to practice the skills necessary to set and achieve goals in 25 lessons that are sequenced. In addition, the program focuses on activities to develop socialization skills, problem solving techniques, communications and decision making. The program served 14 unduplicated clients during the contract year. (high priority).
- ◆ **Voices for Children, Court Appointed Special Advocates (CASA) of Brazos County Program,** received \$26,784 which provided for partial salaries of the Program Director, Executive Director, space/utility costs, CASA staff training and postage costs. This program provides court appointed special advocates through a program which trains and supervises volunteers to advocate on behalf of abused and neglected children under court jurisdiction until the child has received a permanent home. The program served 96 unduplicated low to moderate income children during the contract year (high priority).
- ◆ **Brazos Maternal and Child Health Clinic, Inc., (HUD activity 500)** received **\$38,418** to provide for obstetrical ultrasounds, partial salary of a Phlebotomy Technician, medical supplies and prenatal vitamins. The Clinic provides prenatal care and education to medically indigent, low income women and to promote positive pregnancy outcomes. The agency served 1,025 unduplicated clients during the contract year (high priority).
- ◆ **Health for All, Inc. Mental Health Counseling Program, (HUD activity 501)** received **\$15,070 (\$24,438 from College Station for a total of \$39,508)** which provided counseling services through a full time and part time counselor. This program goals include improving mental health outcomes of patients by providing continuous medical and mental health care, to help patients to continue to work and function in their current situations without hospitalizations, and to provide counseling services to patients diagnosed with depression, bipolar disorder, anxiety disorders, eating disorders, anger management and others as needed. The

program will serve an estimated 135 unduplicated clients during the contract year (high priority).

- ◆ **Twin City Mission, the Bridge, (HUD activity 497) received \$23,500, which** provided for partial salary of a Case Manager II. This program provides an emergency shelter for homeless men, women, and families and supportive services. Services include transportation, nutritious meals, daily needs (clothing, toiletries) and case management. Expanded services will include additional case management and educational training classes. The program served 521 unduplicated clients during the program year. (high priority).
- ◆ Provided technical assistance to public service agencies by providing 2 workshops, Pre-application and Post Award. Also provided Board Orientation Workshops at one Board meeting for each agency. Provided grant-seeking assistance to those agencies as requested.
- ◆ Provided technical assistance to the educational, information and referral, public relations, etc. committees through Project Unity to over 70 non-profits.
- ◆ Provided technical assistance to the Information and Referral Committee, a committee composed of Cities, United Way, and several non-profit agencies to revise the information and referral process in the seven county regions.
- ◆ Provided technical assistance on a 7 county health needs assessment in collaboration with Texas A&M University, Brazos Valley Council of Governments and other health service providers.
- ◆ Provided technical assistance to the Community Promise Committee in collaboration with United Partners and BISD.
- ◆ Provided technical assistance to the Community Foundation, by serving on its Grants Committee to allocate funds to local non-profits.
- ◆ Provided staff assistance to the Joint Relief Funding Review Process, a combined effort by the City of Bryan and College Station to provide a consistent process for local non-profits to apply for public service funding and to continually provide self-evaluation.
- ◆ Provided technical assistance to United Way by serving on their Cabinet, providing information concerning the funding process for United Way agencies to City employees and Co-chairing the City's United Way Employee Campaign.
- ◆ Attended training as needed such as Performance Measurements updates provided by HUD.

Next priorities:

- ◆ Continue with the Joint Relief Funding Review process to ensure compliance with Federal regulations and to improve collaboration and efficiency between both Bryan and College Station and non-profit agencies.
- ◆ Monitor all CDBG subrecipients for the next fiscal year for compliance and to improve collaboration and communications.
- ◆ Provide technical assistance seminars as needed for non-profit agencies as needed.
- ◆ Continue to re-evaluate fund raising and grant writing opportunities with non-profits.
- ◆ Attend Board meetings (one minimum) of funded public service agencies.
- ◆ Continue providing technical assistance to non-profits by serving on committees for health and social service needs.
- ◆ Provide funds and monitoring for the following programs: Neal Recreation Program and the Summer Parks Program, who provides recreational, mentoring, and educational programs to youth (high priority); Hospice Brazos Valley who provides health and supportive services to individuals who are terminally ill; Brazos Food Bank who provides food and dry goods to 45 pantries who serve low to moderate income individuals; North Bryan Community Center who provides through their Computer Services Center, computer technology to adults and computer literacy programs for children; MHMR of the Brazos Valley, Jail Diversion Program, who provides a program for the mentally ill who have committed minor crimes to be diverted from jail through a community treatment plan; and Twin City Mission, Housing Services Program, who provides a 2 year self sufficiency program to assist homeless individuals in regaining independence.

Overall the City of Bryan substantially met or exceeded goals as defined in the 2004 Consolidated Action Plan within the timeliness as required. At the end of the fiscal year there was a remaining balance of \$164,452.82 in CDBG funds and \$438,050.42 in HOME funds. All housing goals were exceeded, 100% of 2004 public facility activities were completed with three public facility activities from prior years being completed; economic development activity goals for 2004 were met, all public service funding activity goals were met as well as code enforcement and re-payments of two Section 108 loans.

Efforts are made through out the year to continue to re-evaluate the City's 5 Year Consolidated Plan's goals and objectives as well as the annual Consolidated Action Plan by working with local entities, both public and private, to assess the impact of identified

needs. In the current program year, in preparation of the 2005-09 Consolidated Plan, a housing analysis was completed, housing survey including fair housing, public service needs assessments, public hearings and public meetings, internal questionnaires for City departments, interviews and consultations with other government entities, and the housing authority. City staff meets quarterly with Project Unity, a local non-profit with over seventy-five members from community service providers as part of this process. City staff, through the Community Advisory Committee, offers public meetings as part of its Citizen's Participation Plan.